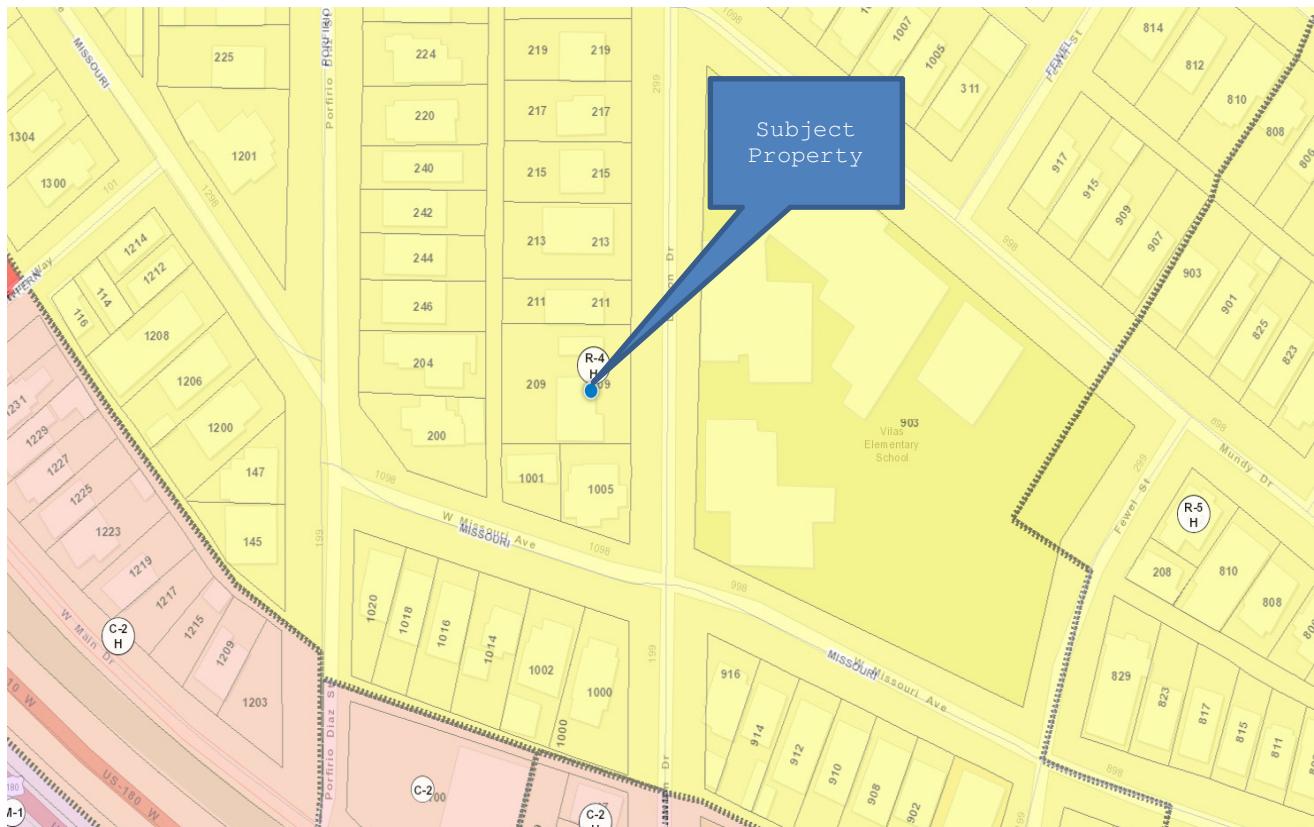




**PHAP15-00037**

**Date:** September 14, 2015  
**Application Type:** Certificate of Appropriateness  
**Property Owner:** Maria, Lilia, and Andres Favela  
**Representative:** Andres Favela  
**Legal Description:** Being 1 Mundy Heights 3 To 6, City of El Paso, El Paso County, Texas  
**Historic District:** Sunset Heights  
**Location:** 209 Lawton Street  
**Representative District:** #8  
**Existing Zoning:** R-4/H (Residential/Historic)  
**Year Built:** 1928  
**Historic Status:** Contributing  
**Request:** Certificate of Appropriateness for the construction of a secondary garage and the removal and replacement of windows after-the-fact  
**Application Filed:** 9/3/2015  
**45 Day Expiration:** 10/18/2015

**ITEM #3**



**GENERAL INFORMATION:**

The applicant seeks approval for:

Certificate of Appropriateness for the construction of a secondary garage and the removal and replacement of windows after-the-fact

**STAFF RECOMMENDATION:**

The Historic Preservation Office recommends APPROVAL WITH MODIFICATIONS of the proposed scope of work based on the following recommendations:

*The Design Guidelines for El Paso's Historic Districts, Sites, and Properties* recommend the following:

- *Where additional parking is necessary it should be located to the rear of the property as well.*
- *Design new garages and outbuildings to be compatible with the main structure on the lot in material and design, using existing historic outbuildings in the districts as an example.*
- *Limit the size and scale of garages and accessory structures so that the integrity of the original structure, or the size of the existing lot, is not compromised or significantly diminished.*
- *New garages and accessory buildings should be located in rear yards.*
- *However, if windows are damaged beyond repair, replacement windows should match the type (such as double hung), style (for example six panes over six panes), and finish (paint). Replacement windows on the main façade shall be comprised of the operable portions of the window and match the type, style, operation, configuration and finish of the original windows.*
- *Do not use single pane picture windows or horizontal sliding windows if they are not the original window types.*
- *Retain and preserve original doors and windows, including such elements as sash, glass, sills, lintels, casings, muntins, trim, frames, thresholds, hardware and shutters. If repair of an original window or door element is necessary, repair only the deteriorated element to match the original in size, composition, material, dimension, and detail by patching, splicing, consolidating, or otherwise reinforcing the deteriorated section. The removal of historic materials should be avoided.*
- *When repair is not feasible, door and window products will be reviewed on an individual basis using the following criteria:*
  - a. Architectural and historical compatibility*
  - b. Comparison to original profile*
  - c. Level of significance of original doors and windows to the architectural style of the building.*
  - d. Three dimensional exterior applied muntins that simulate or match the original muntins may be approved. Single dimension interior applied muntins are not appropriate.*

*The Secretary of the Interior's Standards for Rehabilitation* recommend the following:

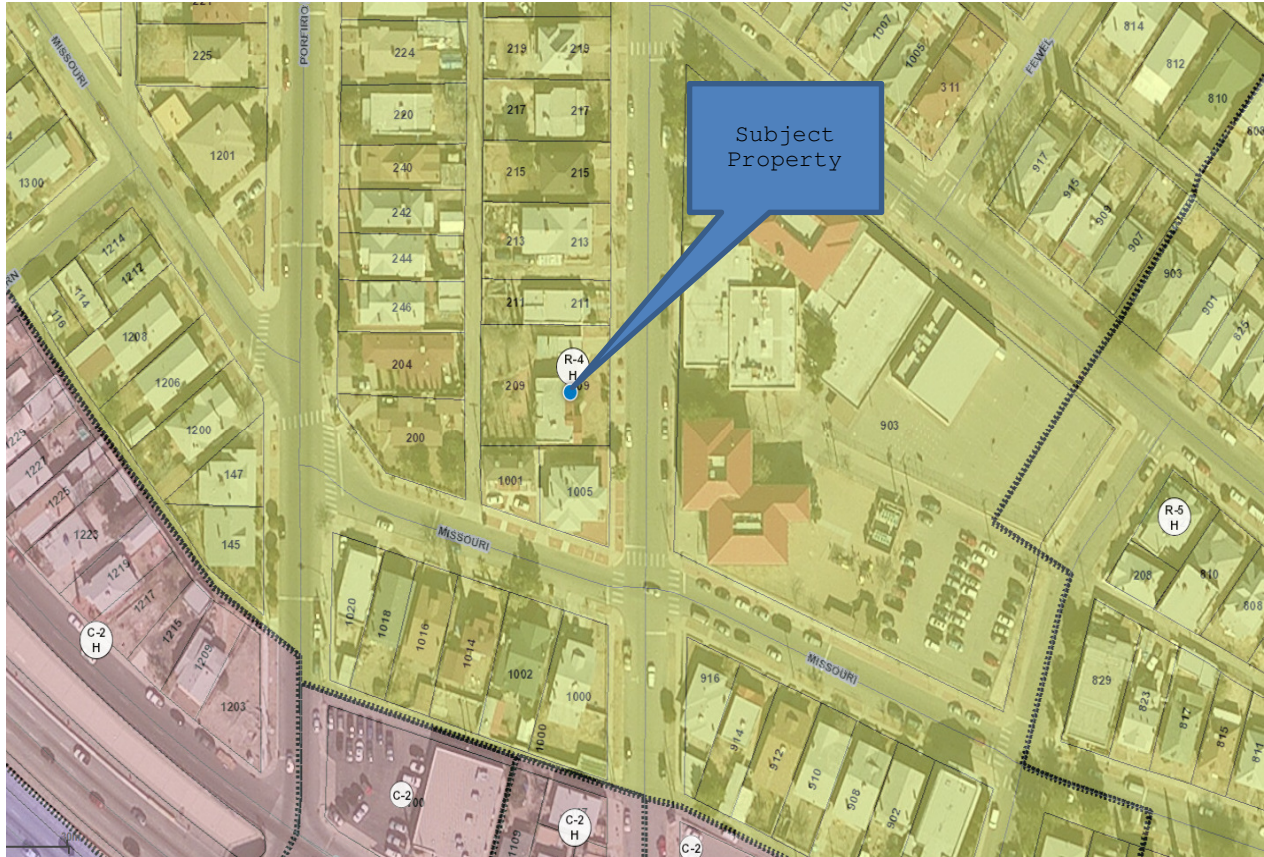
- *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the*

*integrity of the property and its environment.*

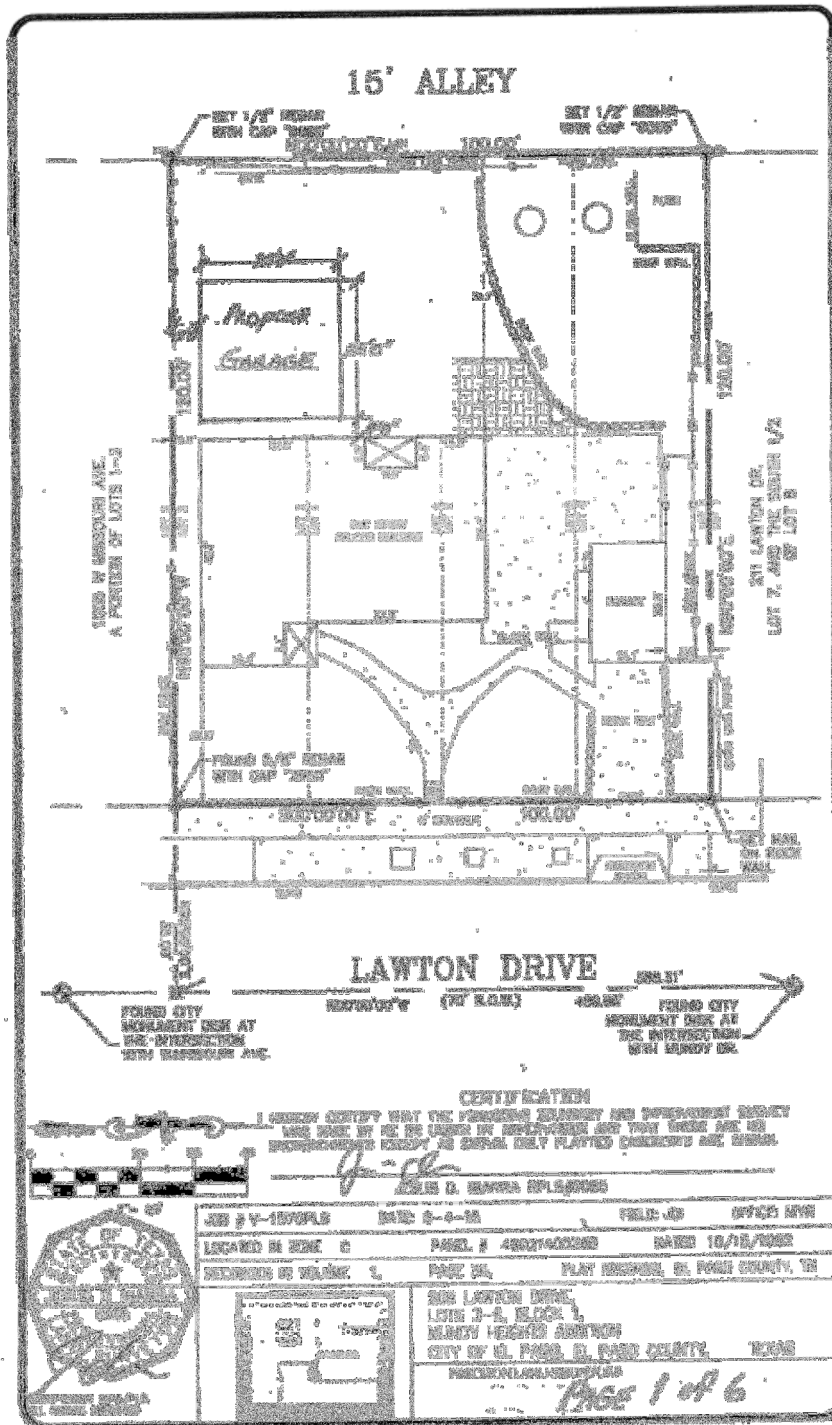
- *The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*
- *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

*The modifications are that the garage be moved back one foot so that it is five feet away from the main structure; that the replacement windows be removed and replaced with windows that replicate the original windows in type, style, operation, configuration and finish; that no permits for the new construction be issued until the replacement windows have been installed and are in compliance; and that the new windows be installed within ninety (90) days.*

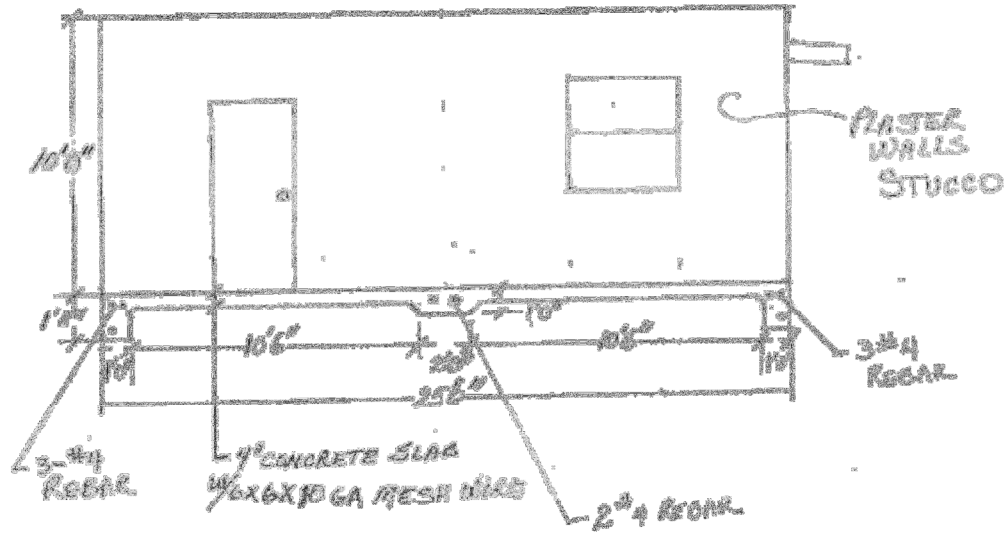
## AERIAL MAP



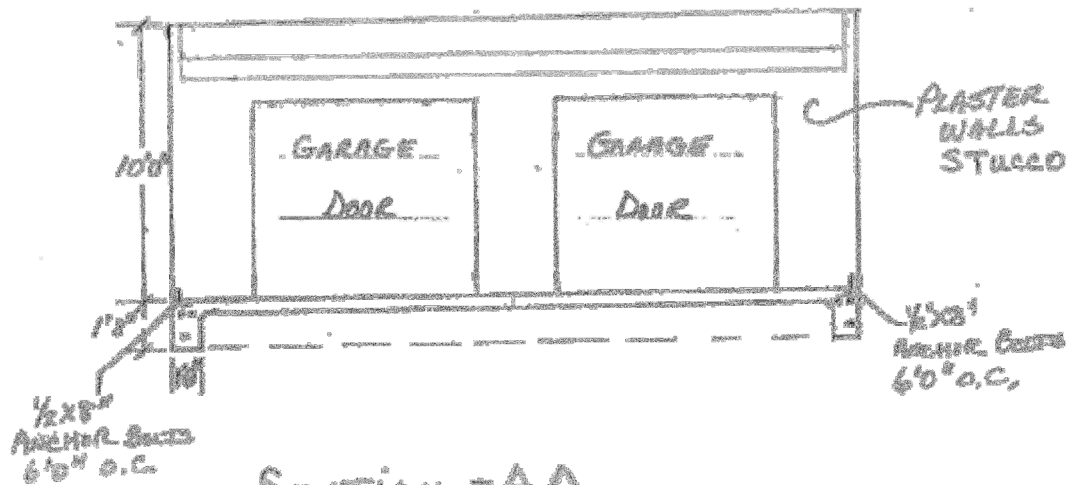
## SITE PLAN



## ELEVATIONS



SECTION - BB



SECTION - AA

BY: ANDY J. BATES	209 LANTON DR.	NO.	DATE	REVISIONS
SCALE: 1/4" = 1'0"	EL PASO, TEXAS 79902.			
DATE:	PAGE 4 OF 6			
BY: ANDRES FAVELA	WALL & FOUNDATION DETAILS			



# WINDOW CUTSHEETS



QUOTE EXPIRES Quote Not Certified

BILL TO: SHIP TO:  
ANDY ANDY

QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY
1695284	4/4/2014	Load Date Not Set	0001-01-01	Ken Wade
JOB NAME				
CUSTOMER POW				

LineItem #	Description	Net Price	Extended
1-1	Rough Opening: 68.75W x 51.25H Custom Builders Series 3700 Picture Slider (68 W x 50.5 H x 0 Leg), 1/4 - 1/2 - 1/4 Sash, XOX, Bronze, Nailing Fin Glass: LE SC, Double Glazed, Annealed Screen: Half Screen (Pair), Charcoal Fiberglass, Shipped Separate Performance Rating: HS-R20, DP +20/-20; U-Factor = 0.53; SHGC = 0.25; VLT = 0.45 Frame Options: Nail Fin Setback-7/8", Frame Depth-2"	\$325.25	\$325.25

Qty: 1  
Room Location:  
None Assigned  
Note:



LineItem #	Description	Net Price	Extended
1-2	Unit 1 Screen: Half Screen (Pair), Charcoal Fiberglass, Shipped Separate	\$17.25	\$17.25

Qty: 1  
Room Location:  
None Assigned  
Note:

LineItem #	Description	Net Price	Extended
2-1	Rough Opening: 107.75W x 55.5H Custom Builders Series 3700 Picture Slider (107 W x 49.75 H x 0 Leg), 1/3 - 1/3 - 1/3 Sash, XOX, Bronze, Nailing Fin Glass: LE SC, Double Glazed, Annealed Screen: Half Screen (Pair), Charcoal Fiberglass, Shipped Separate Performance Rating: HS-R20, DP +20/-20; U-Factor = 0.53; SHGC = 0.25; VLT = 0.45 Frame Options: Nail Fin Setback-7/8", Frame Depth-2"	\$399.68	\$399.68

Qty: 1  
Room Location:  
None Assigned  
Note:



Quote #: 1695284



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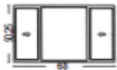
QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY
1695284	4/4/2014	Load Date Not Set	0001-01-01	Ken Wade
JOB NAME				
CUSTOMER POW				

LineItem #	Description	Net Price	Extended
2-2	Unit 1 Screen: Half Screen (Pair), Charcoal Fiberglass, Shipped Separate	\$21.54	\$21.54

Qty: 1  
Room Location:  
None Assigned  
Note:

LineItem #	Description	Net Price	Extended
3-1	Rough Opening: 68.75W x 51.25H Custom Builders Series 3700 Picture Slider (68 W x 50.25 H x 0 Leg), 1/4 - 1/2 - 1/4 Sash, XOX, Bronze, Nailing Fin Glass: LE SC, Double Glazed, Annealed Screen: Half Screen (Pair), Charcoal Fiberglass, Shipped Separate Performance Rating: HS-R20, DP +20/-20; U-Factor = 0.53; SHGC = 0.25; VLT = 0.45 Frame Options: Nail Fin Setback-7/8", Frame Depth-2"	\$299.75	\$299.75

Qty: 1  
Room Location:  
None Assigned  
Note:

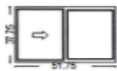


LineItem #	Description	Net Price	Extended
3-2	Unit 1 Screen: Half Screen (Pair), Charcoal Fiberglass, Shipped Separate	\$11.75	\$11.75

Qty: 1  
Room Location:  
None Assigned  
Note:

LineItem #	Description	Net Price	Extended
4-1	Rough Opening: 52.5W x 38.5H Custom Builders Series 3700 Horizontal Slider (51.75 W x 37.75 H x 0 Leg), Equal Sash, XO, Bronze, Nailing Fin Glass: LE SC, Double Glazed, Annealed Screen: Half Screen, Charcoal Fiberglass, Shipped Separate Performance Rating: HS-R25, DP +25/-35; U-Factor = 0.53; SHGC = 0.25; VLT = 0.45 Frame Options: Nail Fin Setback-7/8", Frame Depth-2"	\$175.55	\$175.55

Qty: 1  
Room Location:  
None Assigned  
Note:



Quote #: 1695284



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